

# \$659,999 - 70 Silver Spruce Road Sw, Calgary

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MLS® #A2251226

**\$659,999**

5 Bedroom, 4.00 Bathroom, 1,526 sqft

Single Family on 0.06 Acres

Silverado, Calgary, Alberta

This beautiful brand-new home has been intelligently designed to offer 2 living areas, 3 bedrooms, and 2.5 bathrooms above grade + a fully legal 2 bedroom basement suite that is accessed by its own private side entrance! Located in desirable Silverado, the "Elm"™ model by Brookfield Residential is the perfect modern design, providing over 2,000 square feet of thoughtfully developed living space spread over three levels. The main floor boasts expansive east-facing front windows allowing natural light to flood the living space all day long. The open-concept layout is enhanced by 9-foot ceilings, offering a bright, comfortable living space. The kitchen is at the center of the home and has a large central island, a pantry, and a complete suite of stainless-steel appliances. The kitchen seamlessly flows into the dining area, with sliding patio doors leading out to the backyard -perfect for indoor-outdoor living. At the front of the home is a large great room with an electric fireplace for cooler winter nights. Completing the main level is a 2-pc powder room at the front of the home and a full mud room off the back of the home. On the upper level, a central bonus room acts as a divider, offering privacy between the spacious primary suite and the two additional bedrooms. The primary suite features a walk-in closet, and a full 4-piece ensuite. Two more bedrooms, a full bathroom, and an upper-level laundry room complete this level. The fully legal basement suite is ready for occupancy after possession.



It includes its own mechanical system, a full kitchen, pantry, living/dining area, 2 generously sized bedrooms, a full bathroom, and in-suite laundry - ideal for multi-generational living or as a potential rental for added income to offset mortgage costs. The west-facing backyard offers ideal sun exposure and includes a double parking pad that can accommodate a double detached garage if desired. This home comes with a builder's warranty, as well as the Alberta New Home Warranty , giving you peace of mind. Situated a short walk from a playground as well as quick access to the scenic walking paths of the community - this home offers an ideal tranquil location. \*\*Please note photos are from a show home model and are not an exact representation of the property for sale. (id:6289)

Built in 2025

**Essential Information**

Listing #	A2251226
Price	\$659,999
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	1,526
Acres	0.06
Year Built	2025
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	70 Silver Spruce Road Sw
Subdivision	Silverado
City	Calgary
Province	Alberta
Postal Code	T2X6A7

## Amenities

Amenities	Park, Playground, Schools
Features	Back lane, PVC window, No Animal Home, No Smoking Home, Level
Parking Spaces	2
Parking	Parking Pad

## Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Suite

## Exterior

Exterior	Stone, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office Charles



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